BK 3431

WARRANTY DEED

For and in consideration of the sum of One and no/100 ($1.00) cash in hand to us paid by John L. Summar and wife, Rebecca J. Summar, and other good and valuable considerations, we, J. D. Vaughn and wife, Louise Vaughn, have bargained and sold, and by these presents do transfer and convey unto the said John L. Summar and wife, Rebecca J. Summar, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the rear part of lot No. 2 of Block "c" on the Map of Country Club Estates, as of record in Book 843, page 95, of the Register's Office for said County, and described according to a copy of a survey thereof made February 6, 1943 by Z. J. Wilkinson, Surveyor, as follows:
Beginning at a stake 102.2 feet from the westerly margin of McGavock Avenue, on the northerly line of Lot No. 2, and continuing in a northwesterly direction 62.8 feet to a post at the rear line on the west margin of lot No. 2; thence in a southerly direction along the easterly line of lot No. 28, 100 feet to a stake; thence in a northeasterly direction 72.8 feet to the point of beginning.
Being the same property conveyed to undersigned by J. T. McClellan, Jr. and wife, by deed of record in Book 1258, page 379, Register's Office for Davidson County, Tennessee.

To have and to hold, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Summar and wife, Rebecca J. Summar, their heirs and assigns forever, and we do covenant with the said John L. Summar and wife, Rebecca J. Summar that we are lawfully seized and possessed of said land in fee simple except for any possessory rights heretofore acquired by conveyees and unpaid taxes which conveyees assume, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the conveyees herein, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of August, 1962.

J. D. Vaughn
Louise Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Finley Jenkins, a Notary Public in and for said County and State, the within named

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